

CHESTER

32 - 38 Foregate Street

Available by way of a new lease
(Subject to Vacant Possession)



Location

The premises are located in a prime retail location on Foregate Street in the heart of Chester City Centre with a number of shopper bus stops located opposite. The property sits adjacent to **Marks & Spencer** and **Claire's Accessories**. Other retailers nearby include **River Island**, **Paperchase**, **Body Shop**, **Lush**, **Warren James**, **Holland & Barrett**, **Wilko** and **Primark**.

Lease

The property is available by way of a new lease for a term of years to be agreed.

Rent

£175,000 per annum exclusive.

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value £290,000
 Rates Payable (2019/20) £146,160

Interested parties are advised to make their own enquiries with the local authority.

Accommodation

Ground Floor Sales	6,917 sq.ft	642.6 sq. m
First Floor (potential sales)	4,458 sq.ft.	414.2 sq. m
First Floor Ancil.	677 sq.ft.	62.9 sq.m
Second Floor Ancil.	2,860 sq.ft.	265.7 sq.m.

EPC

D96

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through the sole agent:
 Dan Oliver 0151 236 2485.

dan@emanueloliver.com



Experian Goad Plan Created: 07/06/2018
 Created By: Emanuel Oliver Ltd
 For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.